



# Clarksburg Village Phase I

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**12811 Gate Rail Road Unit # 22**  
**Clarksburg, MD 20871**

## **OPEN HOUSE:**

**Wednesday March 11, 2015 5-7pm**

**Sunday, March 15, 2015 1-4**

**MPDU UNIT TYPE:** Condo/Townhouse/Back to Back  
**Price:** only.....**\$163,900**  
**Bedroom:** 3  
**Bath:** 2 1/2  
**Square Footage:** **1433 square feet**  
**Closing Costs Credit:** **\$4,878.00**  
**Good Faith Deposit:** **\$500.00**  
**Front Foot Benefit Charge:** **n/a**

**Estimated property tax** **\$1,838 per year (total)**

**Condo and HOA Fees:** \$192.00 p/m Condo  
\$ 54.00 p/m HOA

*\*Condo fee includes Lawn Maintenance, Management, Master Insurance Policy, Reserve Funds, Snow Removal, Trash Removal, Water, Exercise Room.*

## **INTERIOR:**

- ☐ Floor Layout: *Three Bedrooms; 2 1/2 baths*
- ☐ Open Living Space
- ☐ Large Walk-in Closet
- ☐ Central AC and Heating System
- ☐ Pre-wired Cable TV and Phone System

## **AMENITIES:**

- ☐ Fully equipped Kitchen
- ☐ Refrigerator w/ ice maker
- ☐ Dishwasher
- ☐ Gas Range; built in microwave
- ☐ Garbage Disposal
- ☐ Stack Washer/Dryer
- ☐ **TWO COMMUNITY POOLS/TOT LOTS**

Immediate Occupancy...Super Nice 3 bdrms 2 1/2 bath; Eat in Kitchen w/tile back splash; Open layout for family & ease of entertaining; all appliances to include washer and dryer ...  
**(Great Financing Options.....)**



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